



## UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION I

5 POST OFFICE SQUARE, SUITE 100  
BOSTON, MASSACHUSETTS 02109-3912**CERTIFIED MAIL - RETURN RECEIPT REQUESTED****MAY 12 2011**

Mr. Thomas J. Martin  
Director of Design and Construction  
Harvard University  
Department of Environmental Health and Safety  
46 Blackstone Street  
Cambridge, Massachusetts 02139

Re: PCB Cleanup and Disposal Approval under 40 CFR §§ 761.61(a) and (c)  
and § 761.79(h)  
125 Western Avenue Building Renovation Project, Boston, MA

Dear Mr. Martin:

This is in response to the President and Fellows of Harvard College (Harvard) Notification<sup>1</sup> for approval of a proposed PCB cleanup at its building located at 125 Western Avenue, Boston, Massachusetts (the Site). Specifically, the Site has PCB caulk that exceeds the allowable PCB levels under the federal PCB regulations at 40 CFR § 761.20 and § 761.62. PCBs concentrations have also been identified in adjacent building surfaces, in soils, and on concrete walkways which exceed the allowable PCB levels for unrestricted use under 40 CFR § 761.61(a).

Harvard has requested an approval to address the PCB contamination at the Site under 40 CFR §§ 761.61(a) and (c). Harvard is proposing the following activities under this project:

- Remove and dispose of all interior and exterior PCB caulk as a greater than or equal to ( $\geq$ ) 50 parts per million (ppm) PCB waste, with the exception of the North Wall Façade caulk with less than ( $<$ ) 1 ppm PCBs;
- Remove certain concrete masonry block (CMU), windows and doors and dispose as a  $\geq$  50 ppm PCB waste;
- Encapsulate exterior concrete masonry block (CMU) and structural concrete in direct contact with PCB caulk with 2 coats of an epoxy coating and installation of new caulk;

---

<sup>1</sup> Information was prepared by Woodard & Curran on behalf of Harvard to satisfy the requirements under 40 CFR §§ 761.61(a) and (c) and 761.79(h). Information was submitted dated March 31, 2011 (SIP); April 15, 2011 (Addendum #1 Soil and Concrete Walkway Plan); and, April 29, 2011 (Response to EPA Comments). These three (3) submittals, together, shall be referred to as the "Notification".

- Encapsulate exterior CMU and structural concrete surfaces not in direct contact with PCB caulk and with a PCB concentration at greater than ( $>$ ) 1 ppm, with 2 coats of an epoxy coating and/or other liquid coating system;
- Decontaminate window frames and metal window tracks to remain in-place to less than or equal to ( $\leq$ ) 10  $\mu\text{g}/100\text{ cm}^2$  or  $< 100\text{ }\mu\text{g}/100\text{ cm}^2$  PCBs based on location;
- Remove and dispose of PCB-contaminated soils and concrete sidewalk with  $> 1$  ppm;
- Implement long term maintenance and monitoring of the encapsulated areas; and,
- Record a deed notice to document the PCB concentrations at the Site and the long-term maintenance and monitoring requirements.

Based on the EPA's review, the information provided in the Notification meets the requirements under 40 CFR § 761.61, § 761.62, and § 761.79(h) for cleanup and disposal of PCB wastes. EPA finds that the proposed encapsulation of PCB-contaminated *porous surfaces* with an epoxy and/or liquid coating system should effectively prevent direct exposure of these PCB surfaces to building users. As such, EPA may approve the encapsulation under § 761.61(c).

Harvard also has proposed a deviation from the Subpart O verification sampling frequency for soils. Given the data collected to date and the proposed cleanup plan, EPA finds that the proposed verification sampling is adequate to determine if the PCB cleanup standard of  $\leq 1$  ppm has been met. EPA may approve the alternative sampling frequency under § 761.61(c).

Harvard may proceed with its project in accordance with 40 CFR §§ 761.61(a) and (c); § 761.62; § 761.79(h); its Notification; and this Approval, subject to the conditions of Attachment 1.

Under this Approval, EPA is reserving its right to require additional mitigation measures should the results of the long-term sampling indicate that an unreasonable risk to building users remains following the abatement activities.


Questions and correspondence on this Approval should be directed to:

Kimberly N. Tisa, PCB Coordinator  
United States Environmental Protection Agency  
5 Post Office Square, Suite 100 (OSRR07-2)  
Boston, Massachusetts 02109-3912  
Telephone: (617) 918-1527  
Facsimile: (617) 918-0527



EPA shall not consider this project complete until it has received all submittals required under this Approval. Please be aware that upon EPA receipt and review of the submittals, EPA may request any additional information necessary to establish that the work has been completed in accordance with 40 CFR Part 761, the Notification, and this Approval.

Sincerely,



James T. Owens III, Director  
Office of Site Remediation & Restoration

cc: J. Hamel, Woodard & Curran  
MassDEP RTN: 3-0029929  
File

Attachment 1

**ATTACHMENT 1:**

**PCB CLEANUP AND DISPOSAL APPROVAL CONDITIONS  
HARVARD BUSINESS SCHOOL  
125 WESTERN AVENUE ("the Site")  
BOSTON, MASSACHUSETTS**

**GENERAL CONDITIONS**

1. This Approval is granted under the authority of Section 6(e) of the Toxic Substances Control Act (TSCA), 15 U.S.C. § 2605(e), and the PCB regulations at 40 CFR Part 761, and applies solely to the *PCB bulk product waste* and the *PCB remediation waste* located at the Site and identified in the Notification<sup>2</sup>.
2. The President and Fellows of Harvard College (Harvard) shall conduct on-site activities in accordance with the conditions of this Approval and with the Notification.
3. In the event that the cleanup plan described in the Notification differs from the conditions specified in this Approval, the conditions of this Approval shall govern.
4. The terms and abbreviations used herein shall have the meanings as defined in 40 CFR § 761.3 unless otherwise defined within this Approval.
5. Harvard must comply with all applicable federal, state and local regulations in the storage, handling, and disposal of all PCB wastes, including PCBs, PCB Items and decontamination wastes generated under this Approval. In the event of a new spill during implementation of these cleanup activities, Harvard shall contact EPA within 24 hours for direction on PCB cleanup and sampling requirements.
6. Harvard is responsible for the actions of all officers, employees, agents, contractors, subcontractors, and others who are involved in activities conducted under this Approval. If at any time Harvard has or receives information indicating that Harvard or any other person has failed, or may have failed, to comply with any provision of this Approval, it must report the information to EPA in writing within 24 hours of having or receiving the information.
7. This Approval does not constitute a determination by EPA that the transporters or disposal facilities selected by Harvard are authorized to conduct the activities set forth in the Notification. Harvard is responsible for ensuring that its selected transporters and disposal facilities are authorized to conduct these activities in accordance with all applicable federal, state and local statutes and regulations.

---

<sup>2</sup> Information was prepared by Woodard & Curran on behalf of Harvard to satisfy the requirements under 40 CFR §§ 761.61(a) and (c) and 761.79(h). Information was submitted dated March 31, 2011 (SIP); April 15, 2011 (Addendum #1 Soil and Concrete Walkway Plan); and, April 29, 2011 (Response to EPA Comments). These three (3) submittals, together, shall be referred to as the "Notification".



8. This Approval does not: 1) waive or compromise EPA's enforcement and regulatory authority; 2) release Harvard from compliance with any applicable requirements of federal, state or local law; or 3) release Harvard from liability for, or otherwise resolve, any violations of federal, state or local law.

#### **NOTIFICATION AND CERTIFICATION CONDITIONS**

9. This Approval may be revoked if the EPA does not receive written notification from Harvard of its acceptance of the conditions of this Approval within 10 business days of receipt.
10. Harvard shall submit the following information for EPA review and/or approval:
- a. a certification signed by its selected abatement contractor, stating that the contractor(s) has read and understands the Notification, and agrees to abide by the conditions specified in this Approval; and,
  - b. a certification signed by the selected analytical laboratory, stating that the laboratory has read and understands the sample extraction and analysis requirements, and the quality assurance requirements specified in the Notification and in this Approval.

#### **CLEANUP AND DISPOSAL CONDITIONS**

11. To the maximum extent practical, engineering controls, such as barriers, and removal techniques, such as the use of HEPA ventilated tools, shall be utilized during removal processes. In addition, to the maximum extent possible, disposable equipment and materials, including PPE, will be used to reduce the amount of decontamination necessary.
12. PCB-contaminated materials shall be removed and/or decontaminated, and verification sampling and analysis shall be conducted as described below:
- a. All visible PCB caulk shall be removed and PCB-contaminated *porous surfaces* (e.g. concrete) shall be removed or encapsulated as described in the Notification.
    - i) Following encapsulation of PCB-contaminated *porous surfaces*, post-abatement wipe sampling shall be conducted to determine the effectiveness of the encapsulation.
      - (1) Wipe sampling of exterior surfaces shall be performed on a surface area basis by the standard wipe test as specified in 40 CFR § 761.123 (i.e.  $\mu\text{g}/100\text{ cm}^2$ ) and at the frequency detailed in the Notification.

- (2) Chemical extraction for PCBs shall be conducted using Method 3500B/3540C of SW-846 and chemical analysis for PCBs shall be conducted using Method 8082 of SW-846, unless another method(s) is validated according to Subpart Q.
- ii) Harvard shall submit a monitoring and maintenance implementation plan (MMIP) to monitor the long-term effectiveness of the encapsulants and and/or barriers in reducing exposure to building users (see Condition 18).
- b. The decontamination standard for *non-porous surfaces* shall be less than or equal to ( $\leq$ ) 10  $\mu\text{g}/100\text{ cm}^2$  PCBs for window frames and for the metal window track interior, and shall be  $< 100\text{ }\mu\text{g}/100\text{ cm}^2$  for the metal window track exterior.
  - i) Sampling of *non-porous surfaces* shall be performed on a surface area basis by the standard wipe test as specified in 40 CFR § 761.123 (i.e.  $\mu\text{g}/100\text{ cm}^2$ ). Chemical extraction for PCBs shall be conducted using Method 3500B/3540C of SW-846 and chemical analysis for PCBs shall be conducted using Method 8082 of SW-846, unless another method(s) is validated according to Subpart Q.
  - ii) In the event **any** verification sampling result exceeds the specified PCB decontamination standard, Harvard shall contact EPA for a determination on the appropriate verification sampling frequency for the remaining metal surfaces.
- c. The decontamination standard for soils and concrete sidewalks shall be less than or equal to ( $\leq$ ) 1 part per million (ppm).
  - i) *Bulk PCB remediation waste* samples (i.e. soils) shall be collected on a bulk basis (i.e. mg/Kg) and PCB analytical results shall be reported on a dry weight analysis. Verification sampling shall be conducted in accordance with the Subpart O sampling procedure and at the frequency described in the Notification.
  - ii) If applicable, all post-decontamination verification sampling of concrete shall be performed on a bulk basis (i.e. mg/Kg). Samples shall be collected according to EPA's draft Standard Operating Procedure For Sampling Concrete in the Field, dated 12/30/97 to a maximum depth of 0.5 inches and in accordance with Subpart O.
  - iii) Chemical extraction for PCBs shall be conducted using Method 3500B/3540C of SW-846 and chemical analysis for PCBs shall be conducted using Method 8082 of SW-846, unless another method(s) is validated according to Subpart Q.



13. PCB waste (at any concentration) generated as a result of the activities described in the Notification, excluding any decontaminated materials, shall be marked in accordance with 40 CFR § 761.40; stored in a manner consistent with 40 CFR § 761.65; and, disposed of in accordance with 40 CFR § 761.61 or § 761.62, unless otherwise specified below.
  - a. Decontamination wastes and residues shall be disposed of in accordance with 40 CFR § 761.79(g)(6).
  - b. Moveable equipment, tools, and sampling equipment shall be decontaminated in accordance with either 40 CFR § 761.79(b)(3)(i)(A), § 761.79(b)(3)(ii)(A), or § 761.79(c)(2).
  - c. PCB-contaminated water generated during decontamination shall be decontaminated in accordance with 40 CFR § 761.79(b)(1) or disposed of under § 761.60.

#### **DEED RESTRICTION AND USE CONDITIONS**

14. Within 60 days of completion of the activities described in the Notification and authorized by this Approval, and as required under § 761.61(a)(8)(i)(B), Harvard shall submit to EPA a certification, signed by an approving official, that the notation on the deed has been recorded as required under § 761.61(a)(8)(i)(A). A copy of the notation on the deed must also be submitted. The notation on the deed shall include: a description of the extent and levels of contamination at the Site following remediation; a description of the actions taken at the Site; a description of the use restrictions for the Site; and the long-term monitoring and maintenance requirements on the Site. The long-term monitoring and maintenance shall include: a description of the activities that will be conducted, including inspection criteria, frequency, and routine maintenance activities; sampling protocols, sampling frequency, and analytical criteria; and EPA reporting requirements (see Condition 18).
15. Harvard and any subsequent owner, lessee, or transferee seeking the benefit of this Approval, shall notify the EPA of the sale, lease or transfer of any portion of the Site, in writing, no later than thirty (30) days prior to any sale, lease or transfer. This notification shall include the name, address, and telephone number of the new owner(s), lessee(s) or transferee(s). In the event that Harvard sells, leases, or transfers any portion of the Site, Harvard shall continue to be bound by all the terms and conditions of this Approval, except as provided below. EPA may allocate some or all of this Approval's responsibilities to a new owner, lessee or transferee through the issuance of a modification of this Approval ("New Owner Modification") as follows:



- a. Harvard and the new owner(s), lessee(s) or transferee(s) must request, in writing, that the EPA issue a New Owner Modification to the new owner(s), lessee(s) or transferee(s) which transfers some or all responsibilities to comply with the terms and conditions of this Approval to that entity or entities;
  - b. The EPA reviews the request, and determines whether to issue a New Owner Modification;
  - c. EPA provides a draft New Owner Modification for comment by the requesting party(ies) and, following its receipt and review of any written comments, EPA shall provide the final New Owner Modification to the party(ies); and,
  - d. The new owner(s), lessee or transfer entity provides written notification to the EPA of its acceptance of and intention to comply with the terms and conditions of the final New Owner Modification. The New Owner Modification may be withdrawn if the EPA does not receive written notification from the new owner(s), lessee(s) or transferee(s) of its acceptance of, and intention to comply with, the terms and conditions of the New Owner Modification within thirty (30) days of the date of the New Owner Modification. Under such circumstances, all terms and conditions of this Approval will continue to be binding on Harvard.
16. In the event that the sale, lease or transfer of the Site will involve or result in a change in the use of the Site, EPA may revoke, suspend, and/or modify this Approval or the New Owner Modification if it finds, due to the change in use, that this risk-based action will not be protective of health or the environment. The new owner shall record any amendment to the deed restriction, resulting from any approved modification(s), within sixty (60) days of such change(s). To be effective in amending the original deed restriction as it may apply to Harvard, the New Owner must secure the agreement and consent of Harvard to amend the deed restriction, and obtain any necessary subordinations of prior recorded interests that may be affected by the terms of the amended deed restriction.
17. In any sale, lease or transfer of the Site, Harvard shall retain sufficient access rights to enable it to continue to meet the obligations under this Approval for long-term maintenance and monitoring of the Site, except as provided otherwise in a re-issued approval.

#### **INSPECTION, MONITORING, MODIFICATION AND REVOCATION CONDITIONS**

18. Within 120 days of completion of the work authorized under this Approval, Harvard shall submit for EPA's review and approval, a detailed MMIP for the surface encapsulants and barriers, as applicable. Harvard shall incorporate any changes to the MMIP required by EPA.



- a. The MMIP shall include: a description of the activities that will be conducted, including inspection criteria, frequency, and routine maintenance activities; sampling protocols, sampling frequency, and analytical criteria; and reporting requirements.
  - b. The MMIP shall include a communications component which details how the maintenance and monitoring results will be communicated to the Site users, including building users, other on-site workers, and interested stakeholders.
  - c. The MMIP also shall include a worker training component for maintenance workers or for any person that will be conducting work that could impact the building coatings/barriers.
  - d. Harvard shall submit the results of these long-term monitoring and maintenance activities to EPA. Based on its review of the results, EPA may determine that modification to the MMIP is necessary in order to monitor and/or evaluate the long-term effectiveness of the coatings and/or barriers.
  - e. Activities required under the MMIP shall be conducted until such time that EPA determines, in writing, that such activities are no longer necessary.
19. Any modification(s) in the plan, specifications, or information submitted by Harvard, contained in the Notification, and forming the basis upon which this Approval has been issued, must receive prior written approval from the EPA. Harvard shall inform the EPA of any modification, in writing, at least ten (10) days prior to such change. No action may be taken to implement any such modification unless the EPA has approved of the modification, in writing. The EPA may request additional information in order to determine whether to approve the modification.

If such modification involves a change in the use of the Site which results in exposures not considered in the Notification, the EPA may revoke, suspend, and/or modify this Approval upon finding that this cleanup and disposal action may pose an unreasonable risk of injury to health or the environment due to the change in use. EPA may take similar action if the EPA does not receive requested information needed from Harvard to make a determination regarding potential risk.
20. Any departure from the conditions of this Approval without prior, written authorization from the EPA may result in the revocation, suspension and/or modification of the Approval, in addition to any other legal or equitable relief or remedy the EPA may choose to pursue.
21. Any misrepresentation or omission of any material fact in the Notification or in any records or reports may result in the EPA's revocation, suspension and/or modification of the Approval, in addition to any other legal or equitable relief or remedy the EPA may choose to pursue.



22. Approval for these activities may be revoked, modified or otherwise altered: if EPA finds a violation of the conditions of this Approval or of 40 CFR Part 761, including EPA's PCB Spill Cleanup Policy, or other applicable rules and regulations; if EPA finds that these activities present an unreasonable risk to public health or the environment; or if EPA finds that there is migration of PCBs from the Site. Harvard may apply for appropriate modifications in the event new rules, standards, or guidance comes into effect.
23. Harvard shall allow any authorized representative of the Administrator of the EPA to inspect the Site and to inspect records and take samples as may be necessary to determine compliance with the PCB regulations and this Approval. Any refusal by Harvard to allow such an inspection (as authorized by Section 11 of TSCA) shall be grounds for revocation of this Approval.

#### **RECORDKEEPING AND REPORTING CONDITIONS**

24. Harvard shall prepare and maintain all records and documents required by 40 CFR Part 761, including but not limited to the records required under Subparts J and K. A written record of the decontamination and the analytical sampling shall be established and maintained by Harvard in one centralized location, until such time as EPA approves in writing a request for an alternative disposition of such records. All records shall be made available for inspection to authorized representatives of EPA.
25. As required under Condition 18 of this Approval, Harvard shall submit the results of the long-term monitoring and maintenance activities to EPA as specified in the final MMIP to be approved by EPA.
26. Harvard shall submit a Final Completion Report (Report) to the EPA within 120 days of completion of the activities described under this Approval. At a minimum, this Report shall include: a discussion of the project activities, including any modifications that were made to the cleanup plan; characterization and post-abatement sampling analytical results; copies of the accompanying analytical chains of custody; field and laboratory quality control/quality assurance checks; an estimate of the quantity of PCBs removed and disposed off-site; copies of manifests and/or bills of lading; and, copies of certificates of disposal or similar certifications issued by the disposer, if applicable.
27. Required submittals shall be mailed to:  
  
Kimberly N. Tisa, PCB Coordinator  
United States Environmental Protection Agency  
5 Post Office Square, Suite 100 (OSRR07-2)  
Boston, Massachusetts 02109-3912  
Telephone: (617) 918-1527  
Facsimile: (617) 918-0527



28. No record, report or communication required under this Approval shall qualify as a self-audit or voluntary disclosure under EPA audit, self-disclosure or penalty policies.

\*\*\*\*\*

**END OF ATTACHMENT 1**

